



City of Carmel

CARMEL PLAN COMMISSION AGENDA

September 19, 2006

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

- H. Public Hearings:**
 - 1H. Docket No. 06080022 OA: Carmel Dr – Range Line Rd Overlay Amendment**
The applicant seeks to Amend the Zoning Ordinance, *Chapter 23F: Carmel Drive – Range Line Road Overlay Zone*, in order to extend the sunset provision.
Filed by the Carmel Department of Community Service.

 - 2H. Docket No. 06010003 Z: Guerrero Property PUD – CONTINUED TO OCT 17**
The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.
The site is located at the northwest corner of Towne Road and 131st Street.
Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

 - 3H. Docket No. 06050004 Z: 10403 Pennsylvania Street Rezone**
The applicant seeks to create to rezone property from R1 to B5.
The site is located at 10403 Pennsylvania Street and is zoned R1 within the Home Place Overlay.
Filed by Marshall Andich (owner).

- 4H. **Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility**
The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.
The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2.
Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.
- 5H. **Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.**
The applicant seeks to construct two, 2-story office buildings, on a 4.11-acre parcel.
The site is located at 11505 North Pennsylvania Street and is zoned B5.
Filed by E. Davis Coots of Coots, Henke, and Wheeler.
- 6H. **Docket No. 06080007 PP: Clay Estates**
The applicant seeks to plat 4 lots on 2.84 acres.
The applicant seeks the following waivers:
06080008 SW: SCO Chapter 6.03.20 Private Streets.
06080023 SW: SCO Chapter 06.03.22 Accel. / Decel, Passing Lanes: request to waive requirement of construction acceleration, deceleration and passing lanes.
06080024 SW: SCO Chapter 08.09.01: Alternative Transportation: request to waive requirement of internal sidewalks.
06080025 SW: SCO Chapter 08.09.02: Alt. Transportation: request to waive requirement of perimeter path.
The site is located on 126th Street between Spring Violet Place and Sugar Cay Court, and is zoned S1 and S2.
Filed by Gary Murray of The Schneider Corporation for Robert E. Stein of the Stein Investment Group.
- 7H. **Docket No. 06080009 DP/ADLS: Portrait Artist Studio**
The applicant seeks to convert a residential property into a commercial use.
The site is located at 420 N. Range Line Road and is zoned B5 within the Old Town Overlay.
Filed by Marie Moorcroft (owner).
- 8H. **Docket No. 06080014 DP/ADLS: Renaissance Hotel**
The applicant seeks approval to construct a full-service hotel.
The site is located at 11911 N. Meridian St. and is zoned B-6/Business within the US Hwy 31 Corridor Overlay.
Filed by Paul Reis of Bose McKinney and Evans LLP for W & H Realty.
- 9H. **Docket No. 06080026 SW: Old Meridian Place**
ZO Chapter The applicant seeks the following subdivision waiver 20G.05.04 B(3)(b) Building Footprint - request to increase maximum building footprint by 35%.
The site is located at 12852 Old Meridian Street and is zoned OM/MU.
Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes.

I. Old Business

1I. Docket No. 05110020 DP/ADLS: Old Meridian Place

The applicant seeks to create 129 townhomes and a mix of office and retail uses on 25 acres.

The site is located at 12852 Old Meridian Street and is zoned OM/SFA.

Filed by Jon Isaacs for Centex Homes.

2I. Docket No. 06010008 Z: Midtown Village PUD – CONT. TO OCT 17

The applicant seeks to rezone 18.82 acres from I1/Industrail to PUD for the purpose of creating mixed use development.

The site is located at 510 Third Avenue SW and is zoned I1/Industrial.

Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

3I. Docket No. 06010001 Z: Monon Townes PUD

The applicant seeks to rezone 6.81 acres from R1/Residential to PUD/Planned Unit Development for the purpose of creating 38 doubles.

The site is located at 1001 Rohrer Road.

Filed by Ann M. Walker for Pulte Homes of Indiana, LLC.

4I. Docket No. 06040017 PUD: Townhomes at Central Park

The applicant seeks to create 87 townhomes on 8.8 acres.

The site is located at 11400 Westfield Blvd. and is zoned R1 Residential

Filed by Mary Solada of Bingham McHale for Mann Properties.

5I. Docket No. 06060018 DP Amend: Village Center/Peripheral Retail-VOWC

The applicant seeks to modify the existing site plan and Development Requirements for the Village of West Clay—Village Center and Peripheral Retail Area.

The site is located at Towne Road and 131st Street, and is zoned PUD.

Filed by Keith Lash of Brenwick TND Communities, LLC.

6I. Docket No. 06060016 Z: Cherry Tree Grove Rezone

The applicant seeks to rezone 20.44 acres from S1 to S2 to allow for low-density residential development. Commitments will be filed in conjunction with this request.

The site is located on the east side of Cherry Tree Road, south of 146th Street.

Filed by Matthew Skelton of Baker & Daniels, LLP.

7I. Docket No. 06070007 DP/ADLS: 122nd & Penn Development.

The applicant seeks to construct two, 3-story office buildings, out of three proposed buildings total, on a 27.41-acre office park.

The site is located at the northeast corner of 122nd Street and Pennsylvania Street, and is currently zoned R1 and M3, with a B3 rezone request pending.

Filed by Paul Reis of Bose McKinney & Evans, LLP for Panattoni Development, LL

J. New Business

**1J. Docket No. 06080003 ADLS: Meridian Technology Center-Strategic Marketing
 & Research**

The applicant seeks construction approval for a proposed 11,921-square foot, two-story office building and related parking.

The site is located at 117th Street and College Avenue and is zoned B2.

Filed by Mark Monroe of Wooden & McLaughlin LLP for REI Real Estate Services, LLC.

K. Adjournment